

A3 Public Hearing Notice and Minutes

NOTICE OF PUBLIC HEARING

Village of Bingham Farms Planning Commission
[Published in *Birmingham and Bloomfield Eccentric* on August 26, 2004]

Notice is hereby given that the Village of Bingham Farms Planning Commission will hold a public hearing on Monday, September 13, 2004 beginning at 7:30 p.m. at the Village of Bingham Farms Offices, 24255 W. Thirteen Mile Road, Suite 190, Bingham Farms, MI 48025. The purpose of the hearing is to receive comments from interested persons on a proposal by the Planning Commission to adopt an updated Master Plan for the Village of Bingham Farms.

The updated Village of Bingham Farms Master Plan includes text, charts, tables, graphs, illustrations and maps that describe the Planning Commission's proposal for the long-range future development of the community. The updated Master Plan has been prepared under the authority vested in the Planning Commission by the Municipal Planning Act, Michigan Public Act 285 of 1931, as amended. As a part of the Master Plan process, a Future Vision meeting with Village residents was held which resulted in the adoption of a vision statement to guide the planning process.

A Master Plan is a long-range policy plan for land use that helps guide the Village officials when making development decisions. The Master Plan is not a zoning map and does not change the zoning of individual properties.

A complete draft of the proposed Master Plan may be inspected prior to the hearing at the office of the Village Clerk, during regular Village business hours, at 24255 Thirteen Mile Road, Suite 190, Bingham Farms, MI 48025. Written comments may be sent to the Planning Commission prior to the hearing at the same address. Oral comments will be taken during the hearing.

This notice is published pursuant to Michigan Public Act Number 285 of 1931, as amended.

Kathryn Hagaman
Clerk, Village of Bingham Farms

MINUTES OF MASTER PLAN PUBLIC HEARING
Village of Bingham Farms Planning Commission
September 13, 2004

Chairman Kesley called the regular meeting of the Planning Commission to order at 7:32 p.m.

Present: Kesley, Kates, Hagaman, Wolfe, and Wells.

Absent: Warren, Pfliegel, Kiefer and Dugan

Others Present: David Birchler & Jocelyn Wenk (Birchler Arroyo)

Agenda

Motion by Kates, supported by Wells to approve the Agenda.

Motion carried unanimously.

Minutes

Motion by Kates, supported by Wells to approve the meeting minutes of August 9, 2004 as submitted.

Motion carried unanimously.

Village Master Plan

Chairman Kesley called to order the public hearing for the Village Master Plan Update.

No public was present.

Dave Birchler proceeded to summarize the new procedure for updating the Village Master Plan that was instituted by the State several years ago. The Village is required to update its Master Plan on a regular basis to make sure it is still relevant to the needs of the community. The draft Plan is more substantial than prior ones and complies with state requirements.

Jocelyn Wenk reviewed several sections of the document including land use, natural features and neighborhood areas.

Mr. Birchler summarized the information gathered at the Future Vision Workshop on November 10, 2003 at Bingham Farms Elementary School. The Village had invited residents and representatives from the school and business community to attend. Approximately 30 people attended the session. The session provided an opportunity to identify community concerns, possible solutions and the establishment of certain goals.

The land uses discussed in the Master Plan are not dramatically different than the prior plan. This updated document reinforces the work done in prior plans.

An area of concern was the trend toward tear down of existing homes and the construction of "Big Foot" homes. The Master Plan addresses the concept of infill development and identifies areas of the Village where infill could occur. The plan also addresses residential density objectives.

In a Traffic study, recommendations were presented to improve traffic flow on 13 Mile Road. The concept of a center left turn lane at Bingham Road was developed and a possible 2 way left turn lane serving Bingham Woods School and Bristol Lane.

There was also discussion of a planned Pedestrian Pathway on Thirteen & Fourteen Mile Roads to provide links to neighboring communities' pathway systems.

Mr. Birchler informed the Commissioners that none of the neighboring communities had any comments relative to the Village's Master Plan, and the County's report was complimentary. He also indicated that the County has developed a report that identifies Potential Conservation/Natural Areas. This includes the areas surrounding the Franklin Branch of the Rouge and the southern end of the Village where the Rouge winds its way.

Motion by Kates, supported by Wolfe to include the Oakland County Potential Conservation/Natural Areas Report in the Master Plan's Appendix, but including the 2002 version of the Natural Areas map which is more relevant to the environmental features in the Village.

Motion carried unanimously.

Resolution of Adoption, Offered by Ted Wells, Supported by Earl Wolfe.

AYES: Hagaman, Kates, Wells, Wolfe, Kesley

NAYS: None

ABSENT: Pfliegel, Kiefer, Warren, Dugan

Resolution adopted 5-0

The complete resolution is attached to the original minutes.

Old Business

None

New Business

Mr. Birchler and his staff were congratulated on an excellent job.

Motion by Kates, supported by Wells to adjourn.

Motion carried unanimously.

Meeting adjourned at 8:18 p.m.